

049.A

0002

0004.E

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

366,600 /

366,600

USE VALUE:

366,600 /

366,600

ASSESSED:

366,600 /

366,600

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 47 | | MYSTIC ST, ARLINGTON |

OWNERSHIP

| | | | |
|----------|--------------------|---------|----|
| Owner 1: | MANIYEDATH RANJITH | Unit #: | 4E |
|----------|--------------------|---------|----|

| | |
|----------|------------|
| Owner 2: | DABI KAPIL |
|----------|------------|

| | |
|----------|--|
| Owner 3: | |
|----------|--|

| | |
|-----------|--------------------------|
| Street 1: | 4640 HEDGCOXE RD APT 822 |
|-----------|--------------------------|

| | |
|-----------|--|
| Street 2: | |
|-----------|--|

| | |
|-----------|-------|
| Twn/City: | PLANO |
|-----------|-------|

| | | | | | |
|----------|----|--------|--|----------|---|
| St/Prov: | TX | Cntry: | | Own Occ: | N |
|----------|----|--------|--|----------|---|

| | | | |
|---------|-------|-------|--|
| Postal: | 75024 | Type: | |
|---------|-------|-------|--|

PREVIOUS OWNER

| | |
|----------|----------------------|
| Owner 1: | WANG XUEQUN ANGELA - |
|----------|----------------------|

| | |
|----------|---|
| Owner 2: | - |
|----------|---|

| | |
|-----------|------------------|
| Street 1: | 47 MYSTIC ST #4E |
|-----------|------------------|

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
|-----------|-----------|

| | | | |
|----------|----|--------|--|
| St/Prov: | MA | Cntry: | |
|----------|----|--------|--|

| | |
|---------|-------|
| Postal: | 02474 |
|---------|-------|

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 959 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R7 | APTS MED | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 6038 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 366,600 | | | 366,600 | | 126535 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/27/17 |

Total Card / Total Parcel
366,600 / 366,600
366,600 / 366,600
366,600 / 366,600



!4163!

USER DEFINED

Prior Id # 1: 126535
Prior Id # 2:
Prior Id # 3:

PRINT

Date Time
12/10/20 19:13:45

LAST REV
Date Time
10/27/17 09:54:32

danam
4163
ASR Map:

Fact Dist:
Reval Dist:

Year:
LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

| TAX DISTRICT | | PAT ACCT. | |
|-----------------|-----------|-----------|-----------------|
| Grantor | Legal Ref | Type | Date |
| WANG XUEQUN ANG | 45183-578 | 5/18/2005 | 270,000 No No |
| BANGS MARTHA E | 39767-617 | 7/1/2003 | 232,400 No No |
| TSIANTAR CLARE | 28055-87 | 1/7/1998 | 122,325 No No Y |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|---------|--------|-----|------------|----------|------------|---------|
| 10/27/2017 | | | | | | | | |
| 5/6/2000 | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|----------|--------|-----|---------|
| Measured | | DGM | D Mann |
| | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|---|-----|------------------------------------|-------------------------|------|----------|-------------------------|--------------|--------|----------|----------------------|------|-------|------------|------------|-------|--------------|----|----|----|----|---|---|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | |
| Type: 7 | - Condo Garden | | | Full Bath: 1 | Rating: Average | | | Building Number 1. | | | | | | | | | | | | | | | | |
| Sty Ht: 1 | - 1 Story | | | A Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | | |
| Foundation: 1 | - Concrete | | | A 3QBth: 1 | Rating: | | | | | | | | | | | | | | | | | | | |
| Frame: 2 | - Steel | | | 1/2 Bath: 0 | Rating: Average | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 8 | - Brick Veneer | | | A HBth: 1 | Rating: | | | | | | | | | | | | | | | | | | | |
| Sec Wall: 1 | % | | | OthrFix: 1 | Rating: | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 4 | - Flat | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | | |
| Roof Cover: 4 | - Tar & Gravel | | | Kits: 1 | Rating: Average | | | 1st Res Grid | Desc: Line 1 | | | | | | | # Units: 1 | | | | | | | | |
| Color: BRICK | | | | A Kits: 1 | Rating: | | | Level | FY | LR | DR | | | | | D | K | FR | RR | BR | FB | HB | L | O |
| View / Desir: N | - NONE | | | Fpl: 0 | Rating: Average | | | Other | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: 1 | Rating: | | | Upper | | | | | | | | | | | | | | | | |
| Grade: C | - Average | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | | |
| Year Blt: 1971 | Eff Yr Blt: | | | Location: R | - Rear | | | Lvl 1 | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: 1 | | | | Lower | | | | | | | | | | | | | | | | |
| Jurisdct: | Fact: . | | | Floor: 1 | - 1st Floor | | | Totals | RMs: 4 | BRs: 2 | Baths: 1 | HB: 0 | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 1.789999962 | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 23 - 6038 | | | | Exterior: | No Unit | RMS | BRs | FL | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Interior: | 1 | 4 | 2 | 0 | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV | - Average | | | Additions: | | | | | | | | | | | | | | | | |
| Prim Int Wall: 2 | - Plaster | | | Functional: | | | | Kitchen: | | | | | | | | | | | | | | | | |
| Sec Int Wall: 1 | % | | | Economic: | | | | Baths: | | | | | | | | | | | | | | | | |
| Partition: T | - Typical | | | Special: | | | | Plumbing: | | | | | | | | | | | | | | | | |
| Prim Floors: 4 | - Carpet | | | Override: | | | | Electric: | | | | | | | | | | | | | | | | |
| Sec Floors: 1 | % | | | Total: 28.8 | | | Heating: | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | General: | | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 320.00 | | | | COMPARABLE SALES | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj: 1.12565172 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | | |
| Electric: 3 | - Typical | | | Const Adj: 1.00909925 | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | Adj \$ / SQ: 363.486 | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 32836 | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 3 | - Electric | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 6 | - Elec Base/B | | | NBHD Inf: 1.35000002 | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 514916 | | | | | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | Depreciation: 148296 | | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 366620 | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | Serial #: | | | | Year: | | | | Color: | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 049.A-0002-0004.E | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | | | | |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | | | | | | | | |